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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

MEETING DATE October 29, 2015	CONTACT/PHONE Kerry Brown (805) 781-5713 kbrown@co.slo.ca.us	APPLICANT County of San Luis Obispo	FILE NO. LRP2014-00021
SUBJECT Hearing to consider a request by the County of San Luis Obispo to amend the County's Official Maps – Part III of the Land Use Element /Local Coastal Plan (Estero Area Plan) by adjusting the Urban Services Line to include the neighborhood of Monarch Grove. This amendment would allow the Monarch Grove neighborhood to be served by the Los Osos Wastewater Project. The area is located west of Pecho Valley Road and south of Monarch Lane in the neighborhood of Monarch Grove, in the community of Los Osos (Estero Area Plan).			
RECOMMENDED ACTION Recommend to the Board of Supervisors: Approval of this Land Use Element / Local Coastal Plan Amendment LRP2014-00021 as shown in Exhibit LRP2014-00021:B and based on the recommended findings listed in this report.			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption was issued on October 2, 2015.			
LAND USE CATEGORY Residential Single Family and Residential Suburban	COMBINING DESIGNATION Local Coastal Plan	ASSESSOR PARCEL NUMBERS 074-028-001 thru 035; 074-027-001 thru 039; and 074-029-001 thru 015	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: None applicable			
EXISTING USES: Residential neighborhood			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family residences <i>South:</i> Residential Suburban / residences <i>East:</i> Residential Single Family / residences <i>West:</i> Residential Single Family and Recreation / Monarch Grove Natural Area and Montana de Oro			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, the Local Agency Formation Commission, Los Osos Community Advisory Council, Native American Heritage Commission, and the California Coastal Commission			
TOPOGRAPHY: Gently to moderately sloping		VEGETATION: Ornamental landscaping	

PROPOSED SERVICES: Water supply: Golden State Water Company Sewage Disposal: Package treatment plant Fire Protection: Cal Fire	ACCEPTANCE DATE: Not applicable
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242	

DISCUSSION

SUMMARY OF REQUEST

The County Department of Planning and Building is requesting a General Plan amendment to amend the Official Maps/Local Coastal Plan to adjust the Urban Services Line of the Los Osos Urban Area (Estero Area Plan) to include the neighborhood of Monarch Grove. The purpose of this amendment is to allow the Monarch Grove neighborhood to be served by the Los Osos Wastewater Project (LOWWP). LOWWP is sized to accommodate the Monarch Grove neighborhood and it was anticipated that this area would be served by the LOWWP in the future. Only areas within the Urban Services Line can be served by the LOWWP, per condition of approval number 4 of the Coastal Development Permit for the LOWWP, which reads as follows:

4. The approved service area for the wastewater treatment facilities corresponds to the area shown on the Service Area Map attached. Future additions to the wastewater treatment service area shall require a separate coastal development permit, and must be preceded or submitted concurrently with a Local Coastal Plan (LCP) amendment that incorporates the proposed service area expansion within the Urban Service Line designated by the LCP.

The Monarch Grove neighborhood is currently served by a package treatment sewer plant operated by the Monarch Grove Homeowners Association (MGHOA). The treatment plant has been the subject of many discharge and reporting violations with the Regional Water Quality Control Board (70 violations within the last 5 years). Allowing the neighborhood to connect to the County's LOWWP will be beneficial overall because the wastewater from the neighborhood will be treated at the community plant, which will have a higher level of treatment and include more efficient reuse of the wastewater.

This Urban Services Line adjustment is included as part of the Public Review Draft of the Los Osos Community Plan. However, the Los Osos Community Plan process is anticipated to take another year to complete and then will be considered by the Coastal Commission. The

community plan may not be adopted and in effect by the time the LOWWP is completed and available for connection. Therefore, the Department has determined that processing the Urban Services Line amendment should be separated from the County's efforts to amend the Estero Area Plan, the Los Osos Urban Area (the Los Osos Community Plan). This will allow the MGHOA to close their small treatment plant and connect to the County's LOWWP once available.

PROJECT HISTORY

On June 2, 2015, the Board of Supervisors authorized processing of an amendment to the Official Maps/Local Coastal Plan to adjust the Urban Services Line of the Los Osos Urban Area (Estero Area Plan) to include the neighborhood of Monarch Grove.

AUTHORITY

The Coastal Zone Framework for Planning – Part I of the Land Use Element (LUE) of the General Plan, provides guidelines for processing General Plan amendment requests. The following factors should be considered by the Commission and the Board in making their decision, pursuant to the Land Use Element:

- Necessity – Are there policies in the LUE/LCP that make the proposal unnecessary or inappropriate?
- Timing – Is proposed amendment premature in relation to the inventory of similarly designated land and the timing of projected growth?
- Vicinity – Should the area of the proposed amendment be expanded or reduced based on the site's relationship with surrounding area and surrounding condition?

Staff Response

The neighborhood of Monarch Grove is a fully developed subdivision of 83 lots (approved in 1994). The neighborhood is served by community water (Golden State Water Company) and a package treatment sewer plant (operated by the Homeowner's Association). Since Monarch Grove is a fully developed subdivision amending the Urban Services Line does not raise significant issues. The Urban Services Line generally reflects available public services and utilities for urban development. Including this fully developed neighborhood within the Urban Services Line is appropriate and will allow the neighborhood to connect to the LOWWP.

Necessity: In terms of necessity, there is nothing in the proposal that conflicts with General Plan policies to declare the proposal to be unnecessary or inappropriate at this time. In order for this neighborhood to connect to the LOWWP, a Land Use Element / Local Coastal Plan amendment is necessary.

Timing: Considering the fact that the Monarch Grove neighborhood is fully developed (all lots are developed with residences), the proposed amendment is not unnecessary or premature in relation to similarity designated land and the timing of growth. Adjusting the Urban Services Line now is better than waiting until the Los Osos Community Plan is approved and adopted. The amendment is a map correction.

Vicinity: This proposal does not include changes to the Urban Reserve Line or changes to the land use intensity adjacent to surrounding areas that may warrant changing the scope of the proposal. The Urban Services Line amendment reflects the fact that the Monarch Grove neighborhood is developed with urban services and there is no need to further expand the USL to include other properties.

OTHER FACTORS TO CONSIDER

The Coastal Zone Framework for Planning – Part I of the Land Use Element (LUE) of the General Plan, provides guidelines for processing expansions of Urban Services Lines. Factors that should be met before approving an expanded Urban Services Line include the following:

1. The proposed area is appropriate for urban or village services within the applicable reserve line.
2. Services are programmed and funded to provide the capacities necessary to serve the designated land uses, and resources are available within their sustainable capacities.
3. The proposed urban service area is consistent with and will implement the Goals and Objectives in Chapter 1.
4. The location of the proposed area will accommodate an efficient extension of infrastructure and transportation modes, and it will maximize the use of existing infrastructure.
5. The proposal is consistent with the Coastal Act and the Local Coastal Program.

Staff Response:

The proposed area is appropriate for urban or village services within the applicable reserve line, because the area is developed with residential development served by community water and a package sewer treatment plant.

Services are programmed and funded to provide the capacities necessary to serve the designated land uses, and resources are available within their sustainable capacities. This area is already developed and will not need additional services. Including the area in the Urban Services Line will allow the neighborhood to connect to the Los Osos Wastewater Project (LOWWP) which will have a higher level of treatment and include more efficient reuse of the wastewater.

The proposed area to be included in the Urban Services Line is consistent with the Goals and Objectives in Chapter 1 of the Framework for Planning. Since the area is already developed including this area in the Urban Services Line will implement the Goals and Objectives in Chapter 1 of the Framework for Planning. Specifically Goal 2: Strengthen and direct development toward existing and strategically planned communities; and objective 2:

Goal 2: Strengthen and direct development toward existing and strategically planned communities

Objective 2: Location and Timing of Urban Development:

Plan for a land use pattern and population distribution that is consistent with the capabilities of existing public services and facilities by:

- a. Phasing urban development in a compact manner, first using vacant or under-utilized "infill" parcels, and second, lands adjacent to or near these areas.*
- b. Encouraging the voluntary transfer of potential development from antiquated subdivisions, agricultural lands, environmentally sensitive areas, and hazard lands into communities, using the latest ordinances, positive incentives, settlement strategies, and transfer of development credits programs, where feasible.*
- c. Considering urban expansion Land Use Element amendments only when the available inventory of suitable internal or "infill" land is largely developed and only when resources, services and facilities to adequately accommodate the associated growth can be assured.*
- d. Giving high priority to funding needed infrastructure improvements in a timely manner within existing and strategically planned urban and village areas.*

This proposal implements Objective 2, as this is an expansion of the Urban Services Line, however the services already exist.

The location of the proposed area will accommodate an efficient extension of infrastructure and transportation modes, and it will maximize the use of existing infrastructure. Although the neighborhood is currently served by a package treatment plan for sewage disposal, the treatment plant has been the subject of many discharge and reporting violations with the Regional Water Quality Control Board (70 violations within the last 5 years). Allowing the neighborhood to connect to the County's LOWWP will be beneficial overall because the wastewater from the neighborhood will be treated at the community plant, which will have a higher level of treatment and include more efficient reuse of the wastewater. LOWWP is sized to accommodate this neighborhood, thus utilizing existing (or soon to be existing) infrastructure.

The proposal is consistent with the Coastal Act and the Local Coastal Program. This map change will more accurately reflect reality, in that this is a fully developed neighborhood with urban services, and as such should be included in the Urban Services Line.

COMMUNITY ADVISORY GROUP COMMENTS

The proposed project was referred to the Los Osos Community Advisory Council. On March 26, 2015, the Council voted to support the proposed amendment to the Official Maps/Local Coastal Plan to adjust the Urban Services Line of the Los Osos Urban Area (Estero Area Plan) to include the neighborhood of Monarch Grove.

OTHER AGENCY INVOLVEMENT

The project was referred to the following agencies; all comments received are included in exhibit D:

Public Works
Environmental Health
Local Agency Formation Committee

The County complied with the requirement with SB18 Native American Tribal Consultation process. No requests for consultation were received.

ATTACHMENTS

1. Exhibit A – Findings
2. Exhibit B – LRP2014-00021 – Proposed Urban Services Line adjustment
3. Exhibit C – Graphics
4. Exhibit D – Referral responses

Staff report prepared by Kerry Brown and reviewed by Rob Fitzroy.